

Myakka River Trails Improvement Association, Inc.

Board of Directors Meeting Minutes
Monday, September 16, 2024
2351 Venice Ave East, Venice FL

Call to Order: The meeting was called to order by President Penny Loncar at 8:30 AM.

Determination of a Quorum: A quorum was established with Penny Loncar/President, David Taylor/Vice President, Dan Tremblay/Treasurer, Chet Sarnowski/Director & Jim Tate/Secretary.

Proof of Notice: Notice was posted 48 hours in advance in accordance with the Association's Bylaws and Florida Statute 720

Approval of Minutes: A **Motion** was made by Dan, seconded by David to waive the reading, and approve the May 20, 2024 meeting minutes. **Motion** passed unanimously.

President's Report: Penny asked about the new portal and how invoices are approved. Sean gave a brief demonstration on the portal. The roof on the pavilion has been repaired. David reported on the letter he sent to Artistree regarding the trash being mowed over rather than picked up. David took pictures of all the garbage and sent them to Troy Smith. David reported on the multiple landscape issues regarding trash and debris. David reported he purchased 1000 pounds of bahia seed for the common areas. David reported on the invoice dispute with American Irrigation. David met the vendor on-site and showed him the heads that we were charged for but weren't replaced. David reported there are 4-5 lights that are out and we will contact Nostalgic. An owner reported his wife was bit by a dog in the neighborhood. David reported an owner's vehicle was hit by the south gate. Discussion was had regarding preventative measures to remind owners about the gate opening inward.

Treasurer's Report: As attached to these corporate records, Dan reported on the August financials. Dan reported he's received the draft budget and has started working on the 2025 budget. Sean will contact Truly Nolen about pest control for the pavilion.

Unfinished Business:

- **Gates** – Dan reported we have about 125 people who are entered in the gate system but only about 2/3 of them have downloaded the app. Dan will work with Sean to send out another eblast reminding owners they need to download the app to gain mobile gate access. Dan received 3 requests for tags and he has replied to 2 of the 3 owners. The main gate screen malfunctioned due to a lightning strike and the gate company determined it was a warranty issue. The new screen is expected to arrive today and be replaced.
- **Internet Upgrade** – Jim reported an owner is looking to upgrade their internet service and Jim has began investigative research. Currently our service only allows for 1 gigabyte. Frontier is willing to let us out of our current agreement by signing a new 5-year agreement which allows up to 5 gigs and an option for streaming.

New Business:

Next Meeting Date: October 21, 2024

Adjournment: With no further business to discuss, the meeting was adjourned at 9:42 AM

Respectfully submitted by

Sean Noonan/LCAM

Sunstate Management Group, Inc.

For the Board of Directors for Myakka River Trails Improvement Association, Inc.